

**General Plan 2020  
Interest Group Committee Field Trip Notes  
September 17, 2001**

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**Interest Group Committee:**

Bruce Tabb	Environmental Development
Carolyn Chase	Coalition for Transportation Choices
Diane Coombs	Citizen Coordinate for Century 3
Eric Bowlby	Sierra Club
Gary Piro	Save Our Land Values
Greg Lambron	Helix Land Company
Jim Whalen	Alliance for Habitat Conservation
Lynne Baker	Endangered Habitats League
Phil Pryde	San Diego Audubon

**Public at Large:**

Chuck Davis	Bonsall Sponsor Group
Dave Shibley	
Dutch Van Dierendonck	Ramona Planning Group
Jan Van Dierendonck	Ramona
Parke Troutman	UCSD
Scott C. Molloy	J. Whalen Associates

**Tour Guides:**

Gil Jemmott	Twin Oaks Sponsor Group
Larry Glavinic	Valley Center Planning Group
Margarette Morgan	Bonsall Sponsor Group

**County:**

Karen Scarborough (DPLU, group facilitator)  
Ivan Holler (DPLU)  
Michelle Yip (DPLU)  
Howard Blackson (DPLU)  
Thuy Hua (DPLU)  
Stephanie Gaines (DPLU)



Agriculture





Water tanks and aqueduct comes through this area. There's 25-50% grading. Most people in this area depend on well water. 250 trucks travel through this area a day. There are a variety of uses for this area: cultivating groves, horses, agriculture.







Off Buena Creek.



High density homes behind this wall.



Area is on the edge of Twin Oaks. It's a mixed-use area: agriculture, residential, natural open space.



Gopher Canyon Rd.



Little Gopher Canyon Rd.



This center island was placed in the middle of Little Gopher Canyon Rd. to slow down traffic. It is a residential area with cars parked along side the road.





In Bonsall exists tourism, agriculture, and cultural activities. The River Park Concept Plan introduces problems along the San Luis Rey River. The community is limited to services (i.e. only one gas station). Residents have to drive to nearby communities such as Fallbrook, Vista, or Escondido for services not provided by their own community. The community center that is going to be established will be the first public building in Bonsall. Otherwise, the downtown area is considered the area surrounding the grocery stores.





There's potential for mixed-use here. Redevelopment for higher density can be obtained back down towards the high school.







This is a possible transit site.





Proposed Hewlett Packard site.





View of Pauma Valley



Pauma Casino





Large agriculture in Pauma Valley



In the next five years, the groves will probably be gone. Water is imported into the area to irrigate the groves. The large grove seen is approximately 400 acres. One third of the community lives in the Lilac area. To get to the high school, it takes 45 minutes. Do not have sewer right now but 176 acres in the town center will possibly get sewer. Valley Center is about 94 square miles large and is the home to approximately 20,000 people. 25% of the homes are on 2 acre lots while 40% of homes are on 40 acre lots.





Site for Valley Center library



Valley Center Elementary School



Possible development site